



Order Filed on April 4, 2018  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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New Jersey Housing & Mortgage Finance Agency

Case No.: 17-35573-KCF

Adv. No.:

Hearing Date: 3/28/2017 @ 10:00 a.m.

Judge: Kathryn C. Ferguson

In Re:

Audrey Dixon,

Debtor.

**ORDER GRANTING STAY RELIEF & RESOLVING OBJECTION TO  
CONFIRMATION OF PLAN**

The relief set forth on the following pages, numbered two (2) through two (2) is hereby  
**ORDERED.**

**DATED: April 4, 2018**

  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

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Debtor: Audrey Dixon

Case No: 17-35573-KCF

Caption of Order: ORDER GRANTING STAY RELIEF & RESOLVING OBJECTION TO CONFIRMATION

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This matter having been brought before the Court by KML Law Group, P.C., attorneys for Secured Creditor, New Jersey Housing & Mortgage Finance Agency, Denise Carlon, Esq. appearing, upon a motion to vacate the automatic stay as to real property located at 11 Feeder Street, Trenton, NJ, and it appearing that notice of said objection was properly served upon all parties concerned, and this Court having considered the representations of attorneys for Secured Creditor and Candyce Smith-Sklar, Esq., attorney for Debtor, and for good cause having been shown

It is **ORDERED, ADJUDGED and DECREED** that 11 Feeder Street, Trenton, NJ is not part of the bankruptcy estate because it was sold at Sheriff Sale prior to the filing of the instant case, and therefore the automatic stay does not apply;

It is further **ORDERED, ADJUDGED and DECREED** that New Jersey Housing & Mortgage Finance Agency is permitted to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue its rights in the land and premises commonly known as 11 Feeder Street, Trenton, NJ; and

It is further **ORDERED, ADJUDGED and DECREED** that the 14 stay of the order under F.R.B.P. 4001(a)(3) is waived and this order shall have immediate effect; and

It is further **ORDERED, ADJUDGED and DECREED** that New Jersey Housing & Mortgage Finance Agency may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code; and

It is further **ORDERED, ADJUDGED and DECREED** that Secured Creditor's objection to confirmation is hereby resolved.